

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
GREG HITCHENS
JUDAH NATIVIO

June 9, 2009
City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MAY 12, 2009 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - *1. BA09-017 3405 North Higley Road (Council District 5) – Requesting a Special Use Permit (SUP) to allow a Comprehensive Youth Residence in the R1-90 zoning district.

 Staff Planner: Gordon Sheffield
 Staff recommendation: Approval with Conditions
 - *2. BA09-019 758 East Brown Road (Council District 1) – Requesting: 1) a Development Incentive Permit (DIP); and 2) a Special Use Permit (SUP); all in conjunction with the development of a retail store and automobile service station in the C-2 zoning district.

 Staff Planner: Wahid Alam
 Staff recommendation: 30-day Continuance

- *3. BA09-021 9101 East Baseline Road (Council District 6) – Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the C-2 zoning district.

Staff Planner: Wahid Alam

Staff recommendation: Approval with Conditions

4. BA09-022 2518 West Monte Avenue (Council District 3) – Requesting a Variance to allow an addition into the required side yard in the R1-6-DMP zoning district.

Staff Planner: Tim Lillo

Staff recommendation: Denial

5. BA09-023 502 East Lynwood (Council District 1) – Requesting a Variance to allow a fence to exceed the permitted height in the required front yard in the R1-6 zoning district.

Staff Planner: Jeffrey McVay

Staff recommendation: Denial

- *6. BA09-024 5941 East McKellips Road (Council District 5) – Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the C-2 zoning district.

Staff Planner: Lesley Davis

Staff recommendation: Withdrawal

D. ITEMS FROM CITIZENS PRESENT.